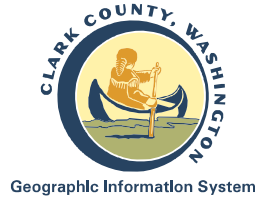


# DEVELOPER'S PACKET

## Produced By:

Clark County Geographic Information System (GIS)



## For:

SGA Engineering / Summer Dowell

## Subject Property Account Number(s):

258945000  
258944000

PDF # 310815

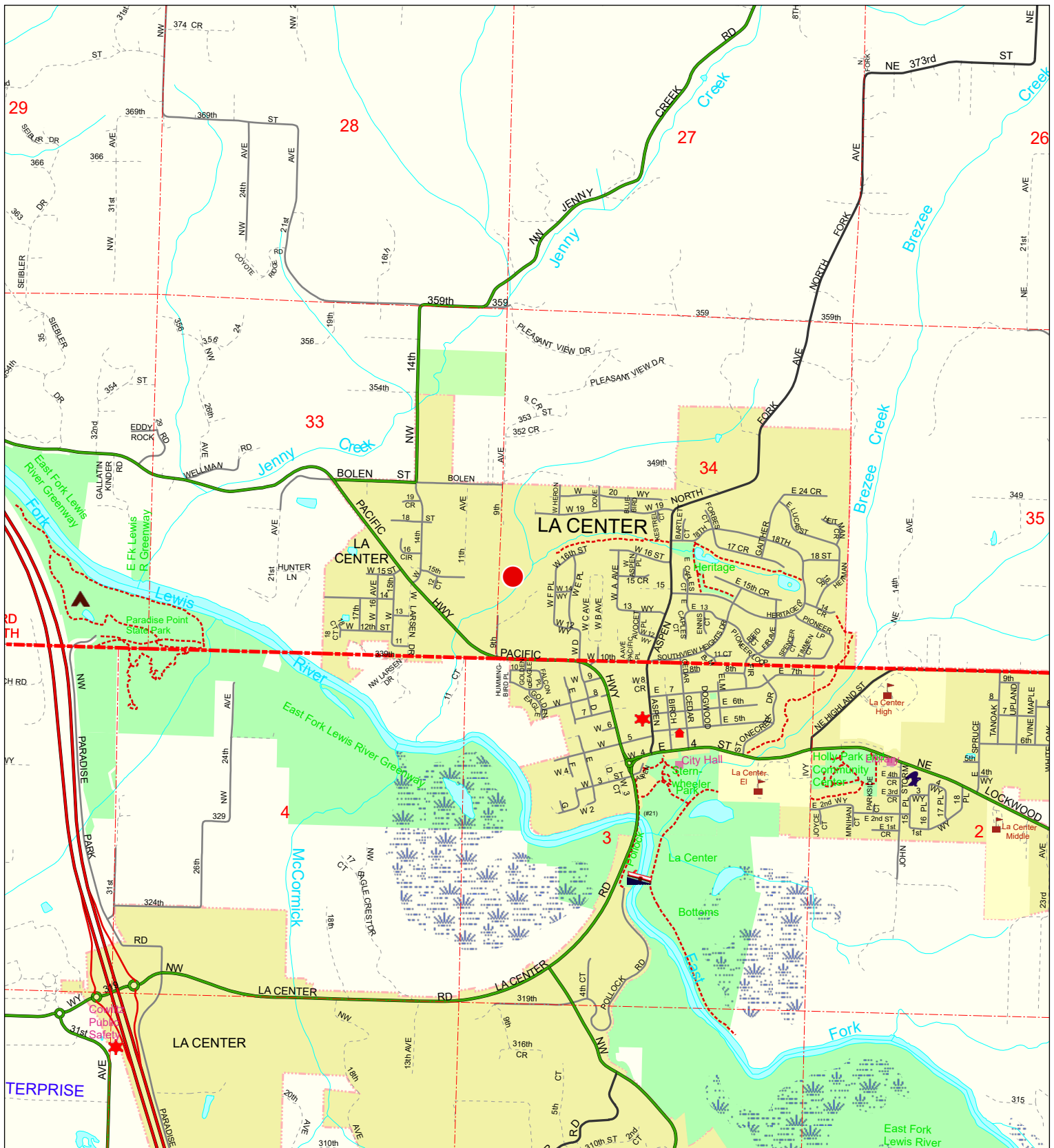
Printed: February 07, 2024


Expires: February 06, 2025

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**Geographic Information System**

0 1,000 2,000 Feet

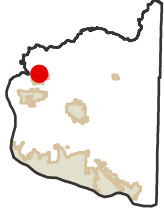
Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

## General Location

Account: 258945000, 258944000  
 Owner: RITOLA MARY E  
 Address: 34011 NW 9TH AVE  
 C/S/Z: LA CENTER, WA 98629

● Location of Subject Property(s)

Printed on: February 07, 2024



# Property Information Fact Sheet

## Mailing Information:

Account No.: 258945000, 258944000  
Owner: RITOLA MARY E  
Address: 34011 NW 9TH AVE  
C/S/Z: LA CENTER, WA 98629

**Assessed Parcel Size:** 24.68 Ac

**Property Type:** PRIME DEVELOPABLE GROUND

---

## PARCEL LOCATION FINDINGS:

**Quarter Section(s):** SW 1/4,S34,T5N,R1E  
**Municipal Jurisdiction:** La Center  
**Urban Growth Area:** LaCenter  
**Zoning:** LDR-7.5  
**Zoning Overlay:** No Mapping Indicators  
**Comprehensive Plan Designation:** UL  
**Columbia River Gorge NSA:** No Mapping Indicators  
**Late-Comer Area:** No Mapping Indicators  
**Trans. Impact Fee Area:** La Center  
**Park Impact Fee District:** No Mapping Indicators

**Neighborhood Association:** No Mapping Indicators  
**School District:** La Center  
**Elementary School:** La Center  
**Junior High School:** La Center  
**Senior High School:** La Center  
**Fire District:** Clark-Cowlitz Fire Rescue  
**Sewer District:** Rural/Resource  
**Water District:** Clark Public Utilities  
**Wildfire Danger Area:** No Mapping Indicators

---

## ENVIRONMENTAL CONSTRAINTS:

**Soil Type(s):** HgB, 3.7% of parcel  
HoB, 8.7%  
HoC, 20.5%  
HoD, 10.9%  
HoG, 55.8%  
WaA, 0.4%

**Hydric Soils:** Non-Hydric, 100.0% of parcel

**Flood Zone Designation:** Outside Flood Area

**CARA:** Category 2 Recharge Areas

**Forest Moratorium Area:** No Mapping Indicators

**Liquefaction Susceptibility:** Very Low

**NEHRP:** C, D

**Slope:** 0 - 5 percent, 2.7% of parcel  
10 - 15 percent, 23.9%  
15 - 25 percent, 33.3%  
25 - 40 percent, 25.6%  
40 - 80 percent, 1.2%  
5 - 10 percent, 13.3%

**Landslide Hazards:** Areas of Potential Instability,  
Slopes > 15%

**Slope Stability:** Severe Erosion Hazard Area

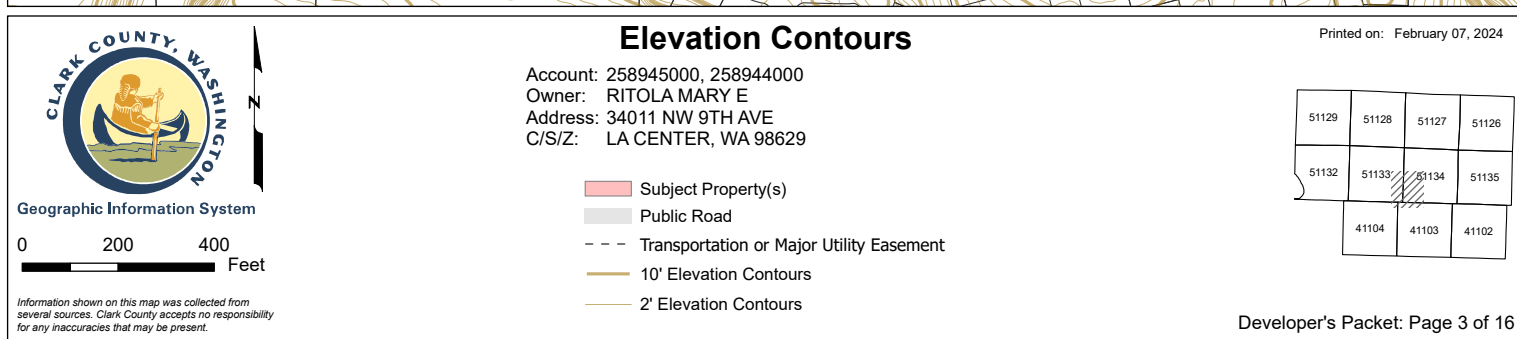
### Cultural Resources:

**Archeological Predictive:** High, 10.4% of parcel  
Moderate-High, 89.6%

**Archeological Site Buffers:** Mapping Indicators Found

**Historic Sites:** No Mapping Indicators









## 2021 Aerial Photography

Printed on: February 07, 2024

Account: 258945000, 258944000  
 Owner: RITOLA MARY E  
 Address: 34011 NW 9TH AVE  
 C/S/Z: LA CENTER, WA 98629

51129	51128	51127	51126
51132	51133	51134	51135
	41104	41103	41102



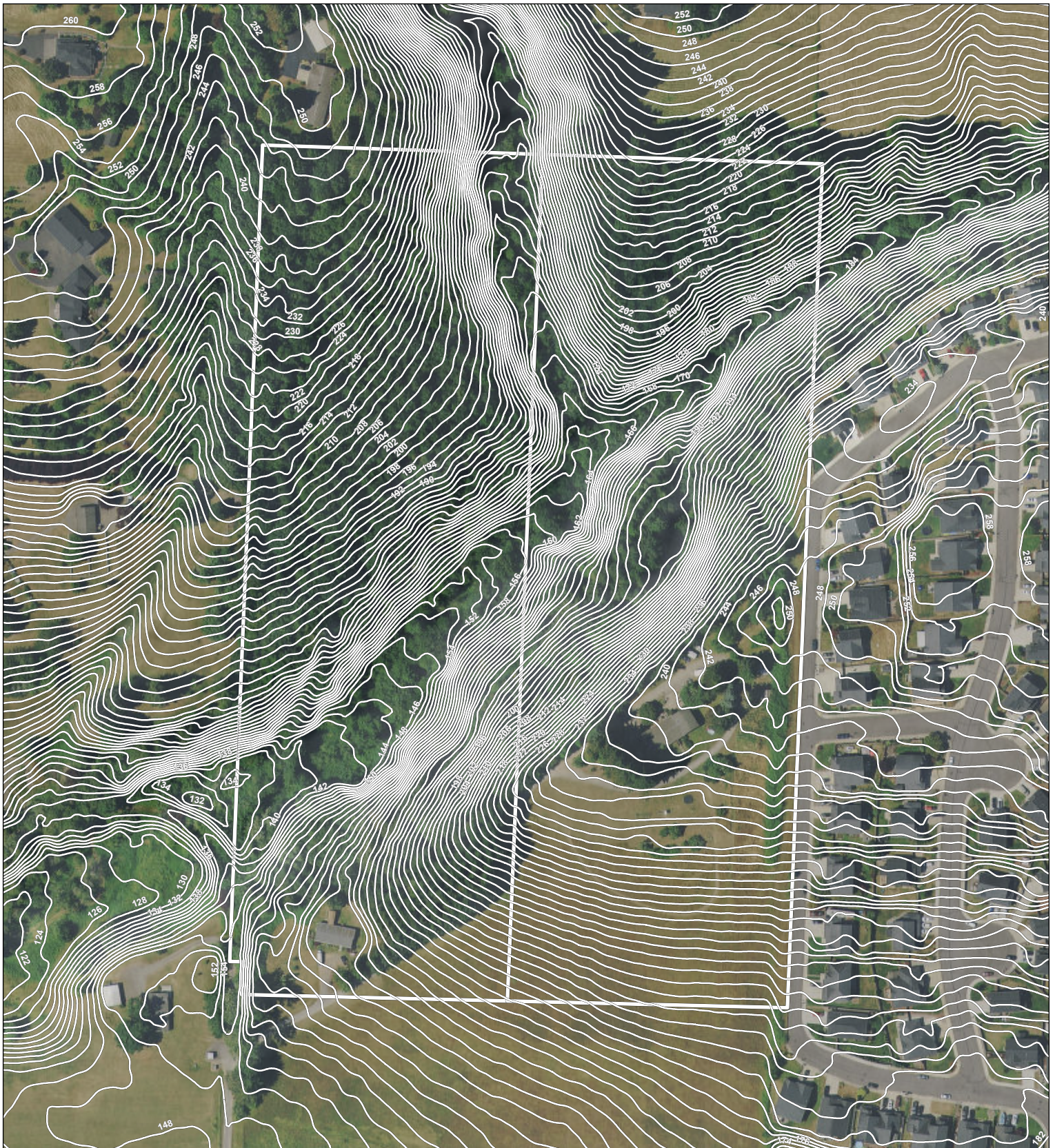
Geographic Information System

0 200 400 Feet

Subject Property(s)

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.







**CLARK COUNTY, WASHINGTON**  
Geographic Information System

0 100 200 Feet

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## 2021 Aerial Photography with Elevation Contours

Account: 258945000, 258944000  
 Owner: RITOLA MARY E  
 Address: 34011 NW 9TH AVE  
 C/S/Z: LA CENTER, WA 98629

2' Elevation Contours

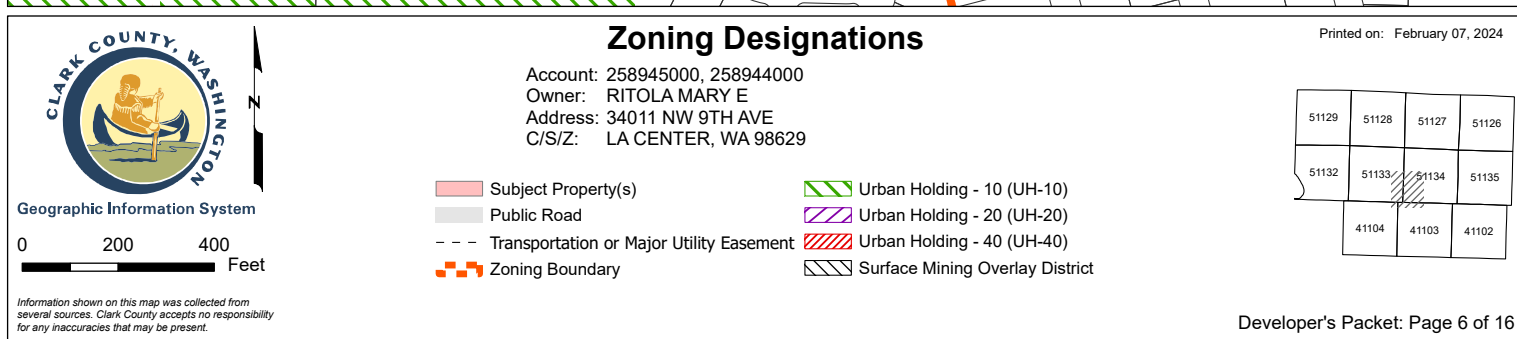
Subject Property(s)

Printed on: February 07, 2024

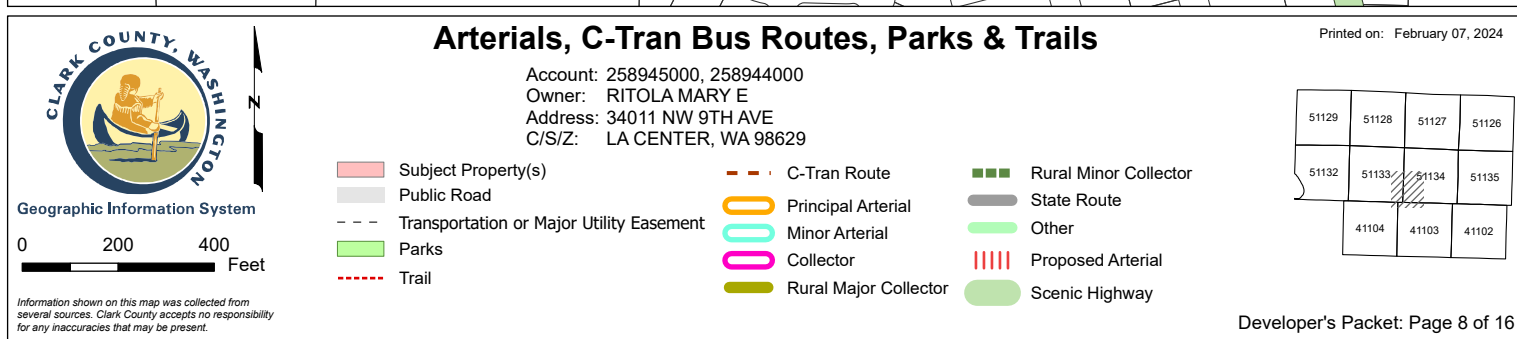
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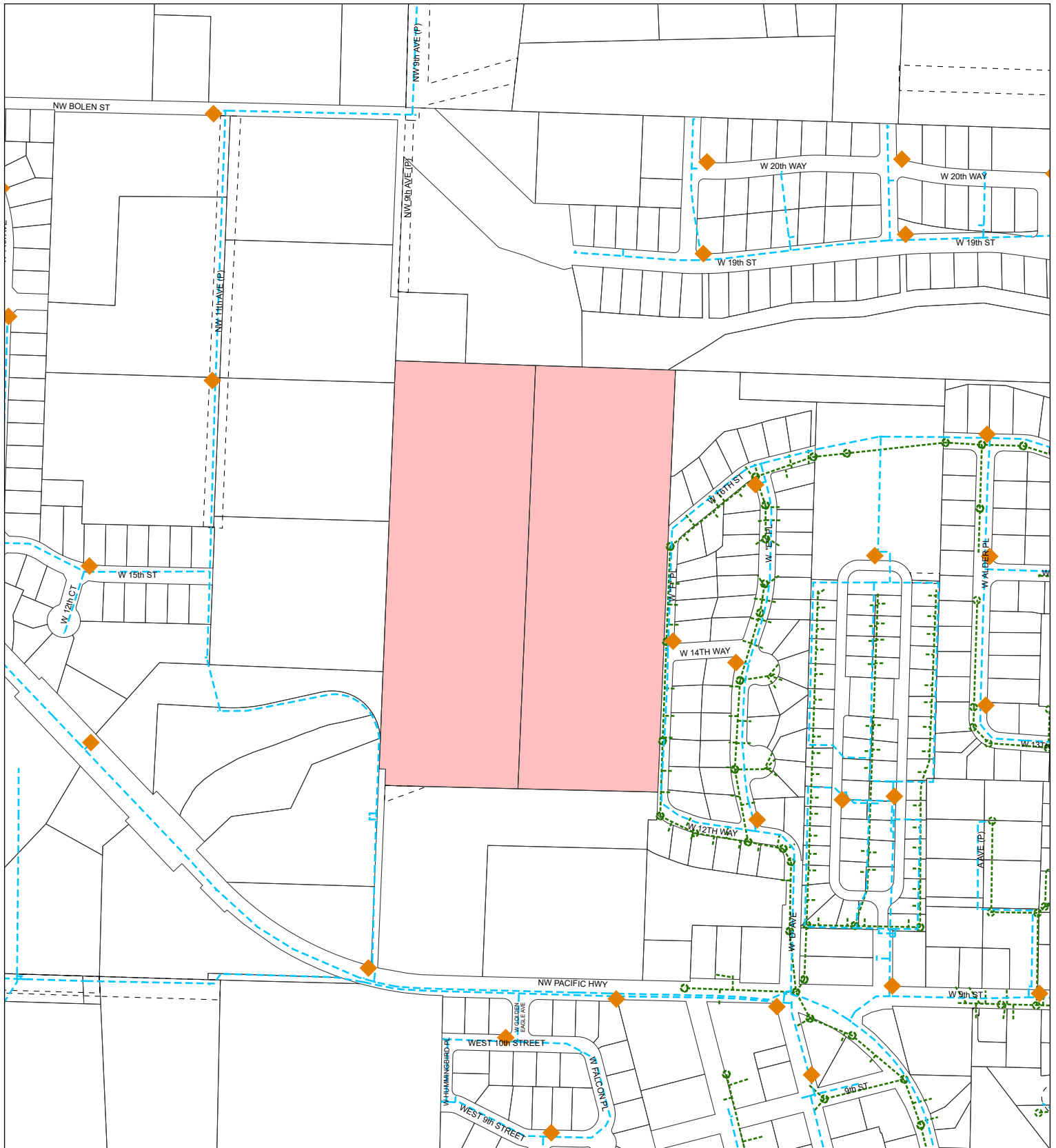
Developer's Packet: Page 5 of 16











## Water, Sewer, and Storm Systems

Account: 258945000, 258944000  
 Owner: RITOLA MARY E  
 Address: 34011 NW 9TH AVE  
 C/S/Z: LA CENTER, WA 98629

Printed on: February 07, 2024

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- 1-Year Wellhead ZOC
- 5-Year Wellhead ZOC
- 10-Year Wellhead ZOC
- Water Lines
- Sewer Lines
- Storm Water Lines
- Hydrants

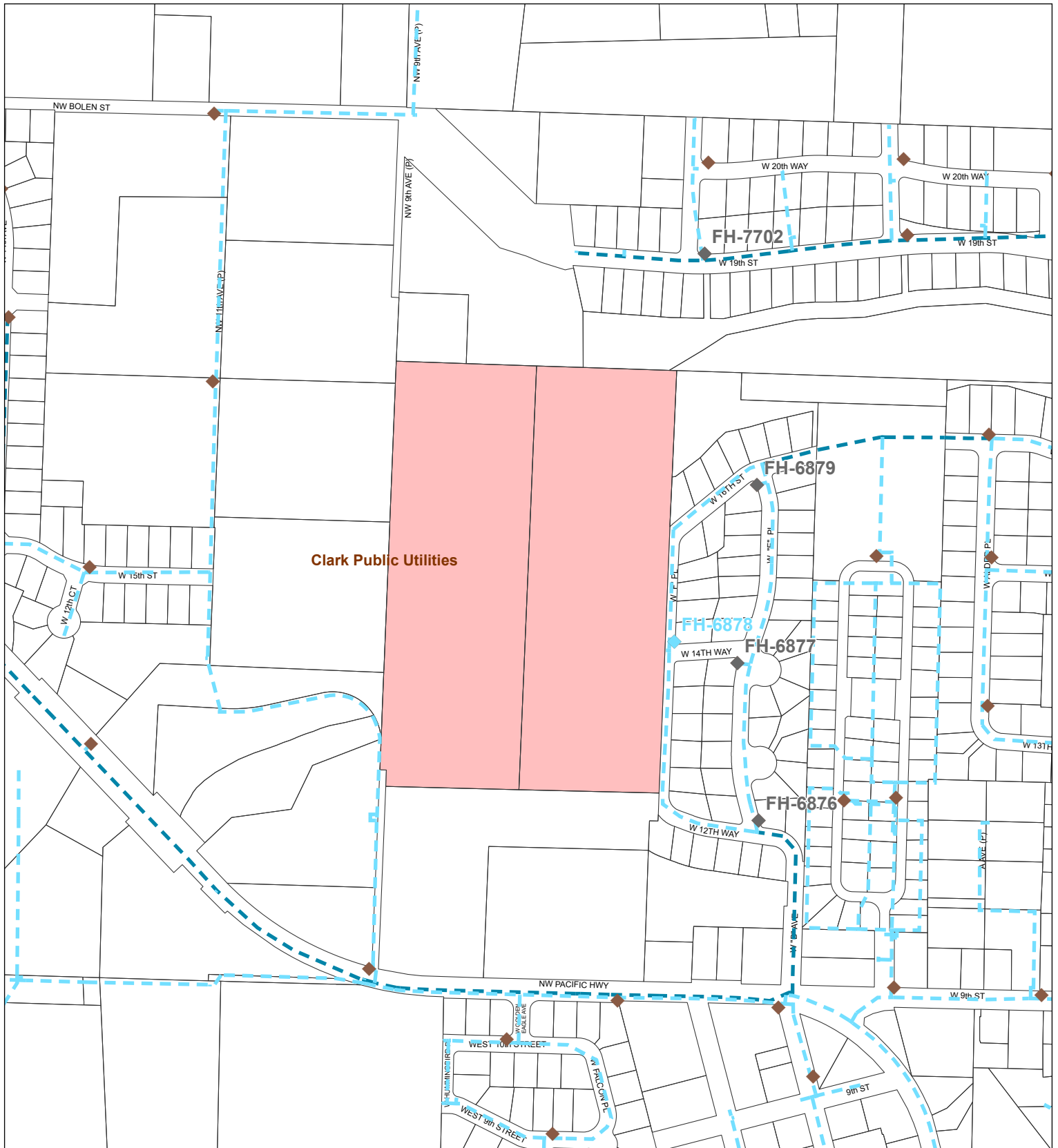
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51132	51133	51134	51135
41104	41103	41102	



Geographic Information System

0 200 400 Feet

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Clark Public Utilities

FH-7702

FH-6879

FH-6878

FH-6877

FH-6876

## Water Systems

Printed on: February 07, 2024

Account: 258945000, 258944000  
 Owner: RITOLA MARY E  
 Address: 34011 NW 9TH AVE  
 C/S/Z: LA CENTER, WA 98629



Geographic Information System

0 200 400 Feet

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- Subject Parcel
- Public Road
- Water District Boundary
- Unknown Size Water Line
- < 10" Water Line
- 10-20" Water Line
- > 20" Water Line
- No Flow Data Hydrant
- 0 - 499 GPM at 20 PSI
- 500 - 999 GPM at 20 PSI
- > 1000 - 1749 GPM at 20 PSI
- > 1750 GPM at 20 PSI
- Hydrant > 500' from parcel(s)

51129	51128	51127	51126
51132	51133	51134	51135
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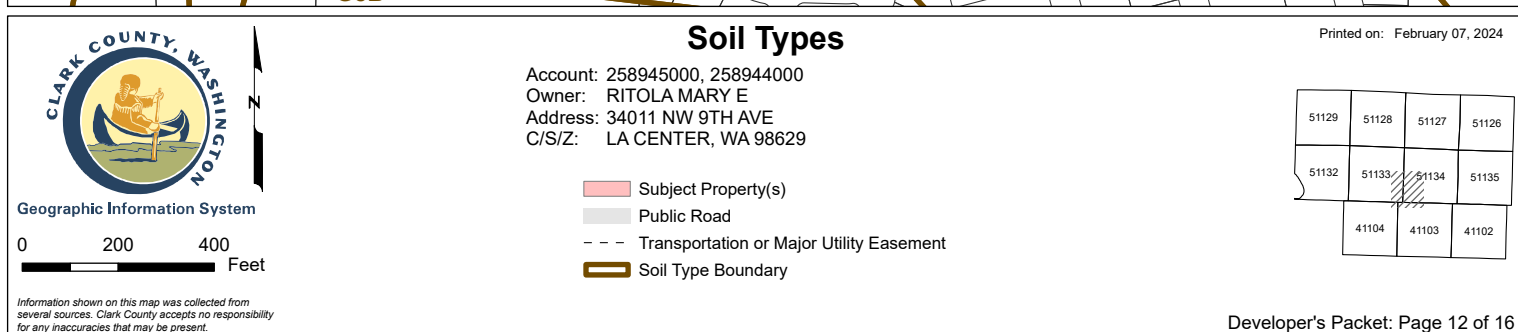
# Hydrant Fire Flow Details

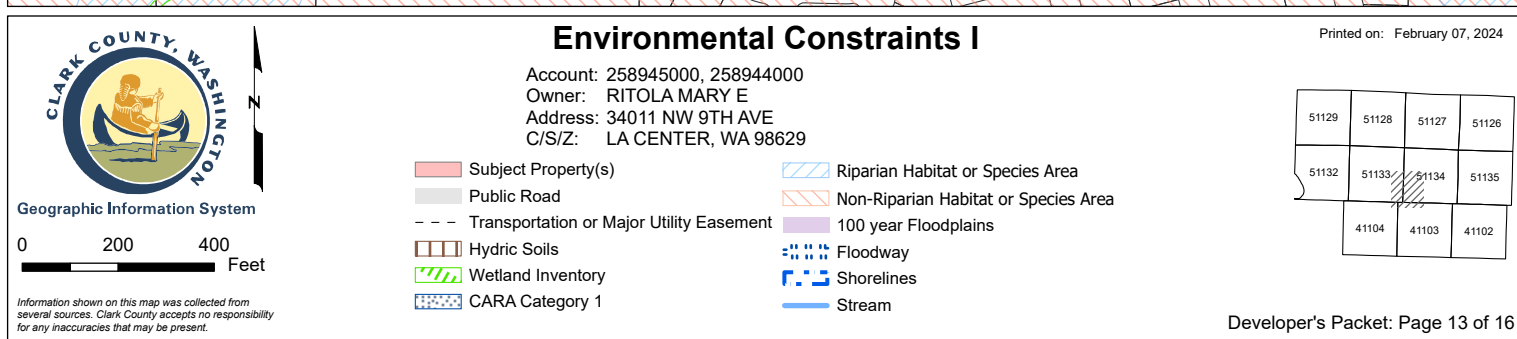
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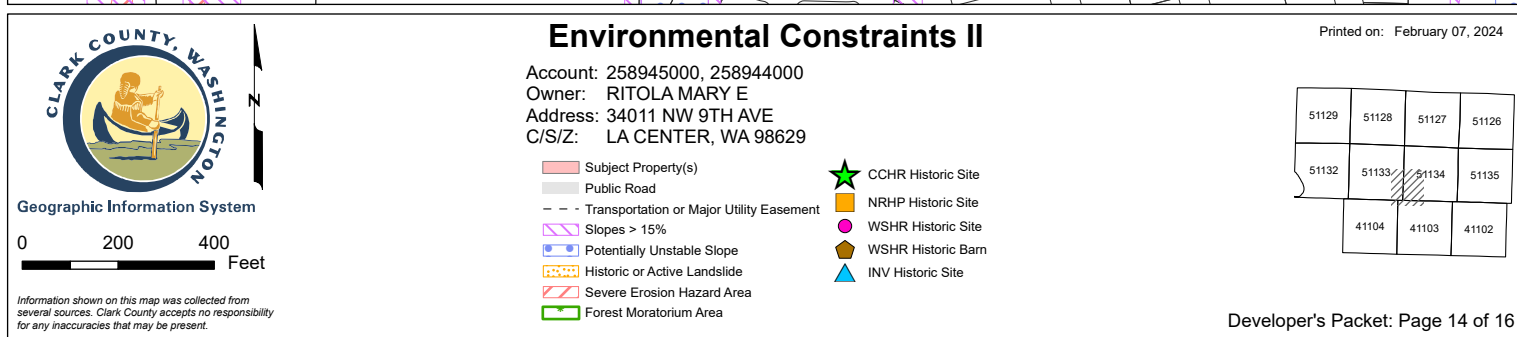
Water District(s)	Hydrant Data Update	Project Site Provider
Clark Public Utilities	June 30, 2021	Service Provider

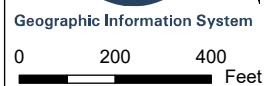
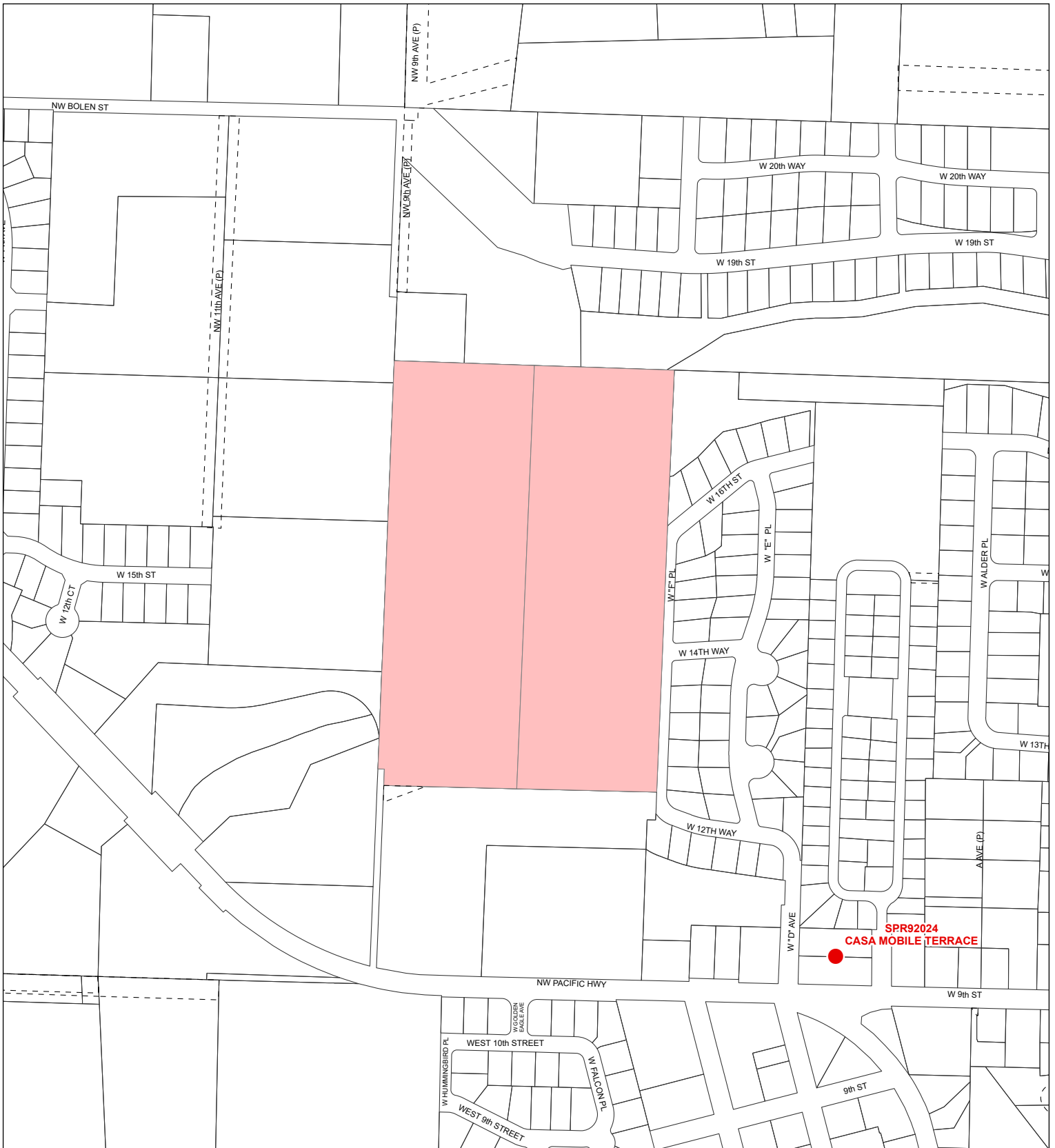
HYDRANT INFORMATION:

Hydrant ID	Hydrant Owner	Main Diameter	Flow at 20 PSI	Test Date	Distance to site
FH-6878	Clark Public Utilities	8.0"	5757 GPM	April 3, 2007	27 ft
FH-6877	Clark Public Utilities	8.0"	No Data		220 ft
FH-6879	Clark Public Utilities	8.0"	No Data		257 ft
FH-6876	Clark Public Utilities	8.0"	No Data	April 3, 2007	311 ft
FH-7702	Clark Public Utilities	0.0"	No Data		361 ft









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## Adjacent Development

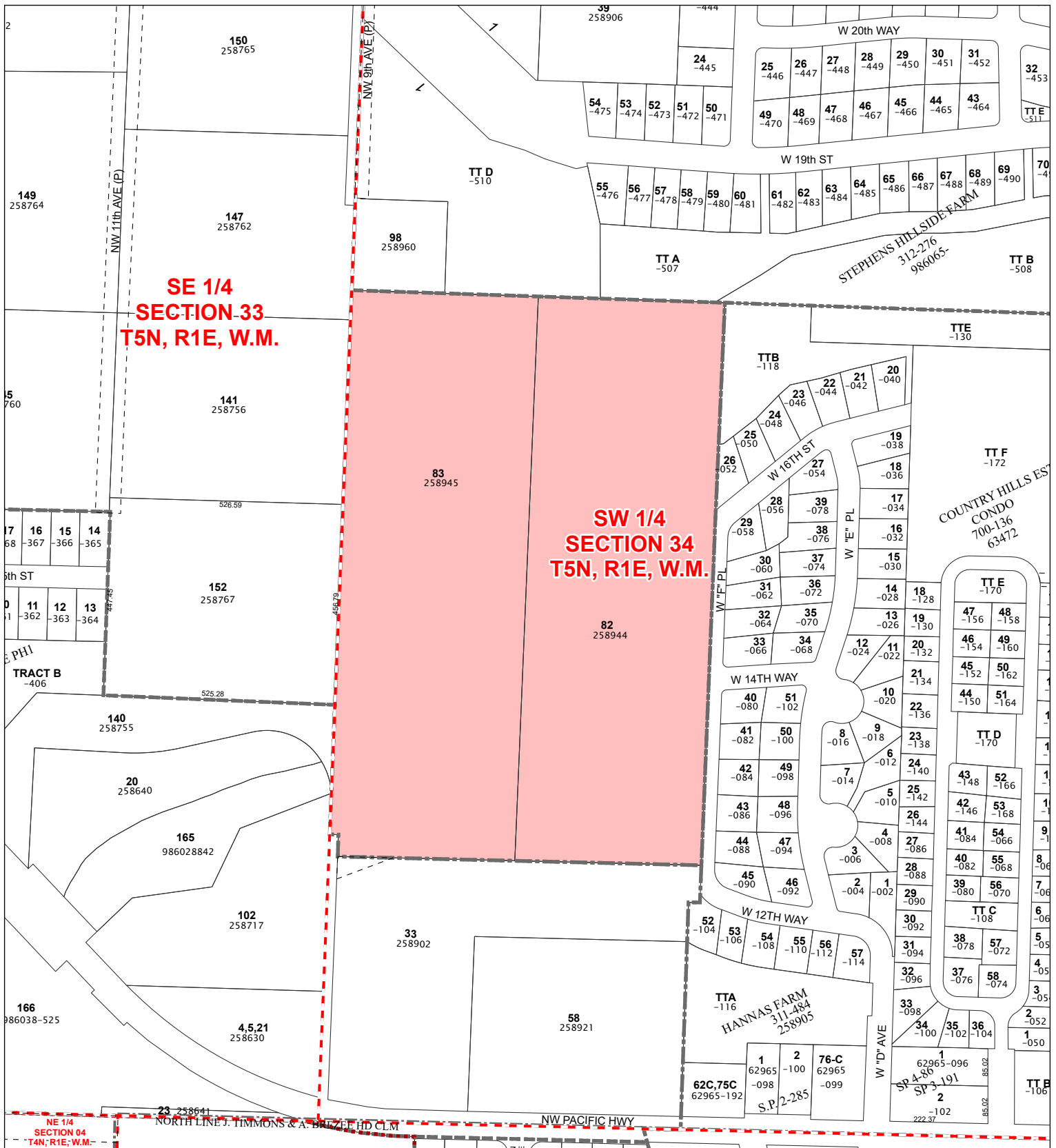
Account: 258945000, 258944000  
 Owner: RITOLA MARY E  
 Address: 34011 NW 9TH AVE  
 C/S/Z: LA CENTER, WA 98629


- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Adjacent Development

Printed on: February 07, 2024

51129	51128	51127	51126
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**CLARK COUNTY, WASHINGTON**

Geographic Information System

0 150 300 Feet

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## Quarter Section Parcels

Account: 258945000, 258944000  
 Owner: RITOLA MARY E  
 Address: 34011 NW 9TH AVE  
 C/S/Z: LA CENTER, WA 98629

Printed on: February 07, 2024

51129	51128	51127	51126
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Subdivision Lines	Subject Property(s)
Donation Land Claim	Road Right of Way - Actual Road May not Exist
Section Quarters	Transportation or Major Utility Easement
City Boundaries	